

STATE OF TEXAS §
COUNTY OF TARRANT §

Whereas VFW WIMBERLY 2, LLC, is the owner of a tract or parcel of land situated in the William Russell Survey, Abstract No. 151, City of Fort Worth, Tarrant County, Texas, and being all of Lot 4, Block 15, Linwood Addition, an addition to the City of Fort Worth, according to the plat recorded in Volume 388-B, Page 181, Deed Records, Tarrant County, Texas, as conveyed to VFW WIMBERLY 2, LLC, by Special Warranty Deed recorded in Instrument No. D216021474, Official Public Records, Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with yellow plastic cap (illegible) found on the north line of Merrimac Street (a 50' right-of-way), said rod being the southeast corner of said Lot 4 and the southwest corner of Lot 5, Block 15, in said Linwood Addition, being a curve to the left;

THENCE in a southwesterly direction, along the north line of said Merrimac Street and said curve to the left whose chord bears South 64° 02' 35" West a distance of 100.84 feet, having a radius of 400.00 feet, a central angle of 14° 29' 00" and an arc length of 101.11 feet to a 1/2 inch iron rod with yellow plastic cap stamped "RLG INC" set for corner at the intersection of the north line of said Merrimac Street and the east line of Wimberly Street (a 50' right-of-way), said rod being the southwest corner of said Lot 4 and the beginning of a non-tangent curve to the right, from which a found 1/2 inch iron rod bears South 42° 44' 40" West a distance of 0.65 feet;

THENCE in a northwesterly direction, along the east line of said Wimberly Street and said non-tangent curve to the right whose chord bears North 22° 19' 18" West a distance of 109.86 feet, having a radius of 630.68 feet, a central angle of 09° 59' 36" and an arc length of 110.00 feet to a 1/2 inch iron rod found for corner, said rod being the northwest corner of said Lot 4 and the southwest corner of Lot 3, Block 15, in said Linwood Addition;

THENCE North 72° 40' 20" East along the common line between said Lot 4 and said Lot 3, a distance of 115.20 feet to a 1/2 inch iron rod with yellow plastic cap stamped "RLG INC" set for the southeast corner of said Lot 3 and a northwest corner of said Lot 5, said rod being the northeast corner of said Lot 4, from which a found 1/2 inch iron rod with yellow plastic cap stamped "TXHS" bears North 13° 43' 40" West a distance of 0.75 feet;

THENCE South 13° 43' 40" East along the common line between said Lot 4 and said Lot 5, a distance of 94.50 feet to the POINT OF BEGINNING and containing 10,922 square feet or 0.251 acres, more or less.

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SURVEYOR'S STATEMENT §

That I, Dale R. White, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were properly placed under my supervision in accordance with the Platting Rules and Regulations of the City of Fort Worth, Tarrant County, Texas.

Dated this 28 day of July, 2016.

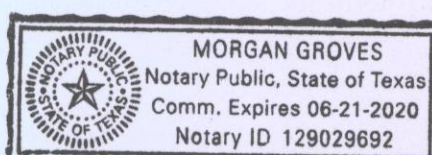
Dale R. White
R.P.L.S. No. 4762

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority on this day personally appeared Dale R. White, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the 20 day of July, 2016.

Morgan Groves
Notary Public in and for the State of Texas



LEGEND

..... PROPERTY LINE
..... EASEMENT LINE
IRF 1/2" IRON ROD SET / FOUND
YRFS 1/2" IRON ROD WITH YELLOW PLASTIC
CAP STAMPED "RLG INC" SET
YORF 1/2" IRON ROD WITH YELLOW PLASTIC
CAP FOUND STAMPED
P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TX
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TX
INST. NO. INSTRUMENT NUMBER
(CM) CONTROLLING MONUMENT
○ POWER POLE
P.O.S.E. PUBLIC OPEN SPACE EASEMENT

OWNER'S DEDICATION
STATE OF TEXAS §
COUNTY OF TARRANT §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That VFW WIMBERLY 2, LLC, does hereby adopt this plat designating the herein described property as Lots 4R1, 4R2, 4R3 & 4R4, Block 15, Linwood Addition, an addition to the City of Fort Worth, Tarrant County, Texas and does hereby dedicate to the public's use forever the rights-of-way and easements shown hereon.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Fort Worth.

WITNESS my hand at Dallas, Texas, this 3RD day of August, 2016.

Signature: Owner / Duty Authorized Representative
Michael Dike

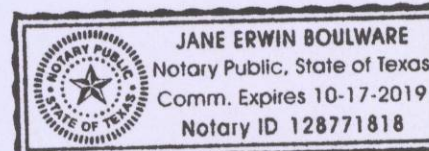
Printed Name: Owner / Duty Authorized Representative

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Michael Dike, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the 3RD day of August, 2016.

Notary Public in and for the State of Texas



LAND USE TABLE	
DEVELOPMENT YIELD	
GROSS SITE AREA (ACREAGE): 0.251	TOTAL NUMBER LOTS: 4
TOTAL RESIDENTIAL LOTS:	SINGLE FAMILY DETACHED: 0/0
SINGLE FAMILY ATTACHED: 4/0.250	
TWO FAMILY LOTS: 0/0	MULTI-FAMILY LOTS: 0/0
TOTAL NO. DWELLING UNITS: 4	
TOTAL NON-RESIDENTIAL LOTS:	
COMMERCIAL LOTS: 0/0 ACRES	INDUSTRIAL LOTS: 0/0
OPEN SPACE LOTS: 0/0	RIGHT OF WAY: 1/0.001 ACRES

CASE NUMBER: FS-16-100

FORT WORTH	
CITY PLAN COMMISSION CITY OF FORT WORTH, TEXAS	
THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.	
Plat Approval Date:	8/5/2016
By:	Donald R. Boren Chairman
By:	Dana Bynum Secretary

Document Number: D216178815
Date: 08/08/2016

PLAT NOTES

BASIS OF BEARINGS: THE SOUTH LINE OF LOT 3, BLOCK 15, LINWOOD ADDITION, PLAT RECORDS, TARRANT COUNTY, TEXAS (N72°40'20"E) PER THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, NAD 83 (2011) EPOCH 2010.00, BASED ON REAL-TIME KINEMATIC OBSERVATIONS UTILIZING WESTERN DATA SYSTEMS VIRTUAL REFERENCE NETWORK.

CONTROLLING MONUMENTS: AS SHOWN.

OWNERSHIP REFERENCES SHOWN HEREON WERE OBTAINED FROM THE TARRANT COUNTY APPRAISAL DISTRICT'S WEBSITE, WWW.TAD.ORG, AND WERE CURRENT AT THE TIME OF THIS PLAT.

THE SUBJECT PROPERTY DOES LIE WITHIN THE 100 YEAR FLOOD PLAIN AS SCALED ON F.E.M.A. FLOOD INSURANCE RATE MAP No. 48439C0190K DATED SEPTEMBER 25, 2009.

WATER / WASTEWATER IMPACT FEES

THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE FILING DATE OF THIS PLAT APPLICATION BASED UPON SCHEDULE I OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE II OF SAID ORDINANCE, AND BECOMES EFFECTIVE ON THE DATE A BUILDING PERMIT IS ISSUED, OR ON THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

TRANSPORTATION IMPACT FEES

THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF TRANSPORTATION IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE APPROVAL DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE I OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 OF SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT IS ISSUED.

PRIVATE MAINTENANCE NOTE

THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, PUBLIC ACCESS EASEMENTS, PUBLIC PEDESTRIAN ACCESS EASEMENTS, RECREATION AREAS, OPEN SPACES AND DRAINAGE FACILITIES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

UTILITY EASEMENTS

ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT, AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

SITE DRAINAGE STUDY

A SITE DRAINAGE STUDY, SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT WILL BE ISSUED ON THIS SITE (A GRADING PLAN IN SOME INSTANCES MAY BE ADEQUATE). IF THE SITE DOES NOT CONFORM, THEN A DRAINAGE STUDY MAY BE REQUIRED ALONG WITH A CFA FOR ANY REQUIRED DRAINAGE IMPROVEMENTS AND THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS STATING AWARENESS THAT A SITE DRAINAGE STUDY WILL BE REQUIRED BEFORE ANY PERMIT IS ISSUED. THE CURRENT OWNER WILL INFORM EACH BUYER OF THE SAME.

BUILDING PERMITS

NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN APPROPRIATE CFA OR OTHER ACCEPTABLE PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SEWER, STORM DRAIN, STREET LIGHTS, SIDEWALKS, OR PAVING IMPROVEMENTS, AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF FORT WORTH.

CONSTRUCTION PROHIBITED OVER EASEMENTS

NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY, SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.

SIDEWALKS

SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER "CITY DEVELOPMENT DESIGN STANDARDS".

COVENANTS OR RESTRICTIONS ARE UN-ALTERED

THIS REPLAT DOES NOT VACATE THE PREVIOUS "PLAT OF RECORD" GOVERNING THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.

P.R.V.'S REQUIRED

PRIVATE P.R.V.'S WILL BE REQUIRED, WATER PRESSURE EXCEEDS 80 P.S.I.

RESIDENTIAL DRIVEWAY ACCESS LIMITATION

DRIVEWAY ACCESS FROM AN ADJACENT URBAN LOCAL RESIDENTIAL, LIMITED LOCAL RESIDENTIAL, CUL-DE-SAC, LOOP, OR COLLECTOR STREET TO A RESIDENTIAL LOT LESS THAN FIFTY (50) FEET IN WIDTH AT THE BUILDING LINE SHALL BE BY ONE OF THE FOLLOWING MEANS: A. REAR ENTRY ACCESS SHALL BE PROVIDED FROM AN ABUTTING SIDE OR REAR ALLEY OR B. A COMMON SHARED DRIVEWAY, CENTERED OVER THE COMMON LOT LINES BETWEEN THE ADJACENT DWELLING UNITS, SHALL BE PROVIDED WITHIN AN APPROPRIATE ACCESS EASEMENT.



JAM
08-04-16

FS16-100

FINAL PLAT
LOTS 4R1, 4R2, 4R3, & 4R4
BLOCK 15
LINWOOD ADDITION
BEING A REPLAT OF
LOT 4, BLOCK 15
LINWOOD ADDITION
WILLIAM RUSSELL SURVEY, ABSTRACT NO. 151
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

SCALE: 1" = 20'

DATE: 02/22/2016

OWNER / DEVELOPER:

VFW WIMBERLY 2, LLC
2817 WEST 5th STREET, SUITE B
FORT WORTH, TX 76107

VILLAGE HOMES, LP
2817 WEST 5th STREET, SUITE B
FORT WORTH, TX 76107

SURVEYOR:

RAYMOND L. GOODSON JR., INC.
5445 LA SIERRA, STE 300, LB 17
DALLAS, TX 75231-4198
214-739-8100
rlg@rlginc.com
TX PE REG #P-493
TXPLS REG #100341-00

RECORDED INST# - JOB NO. 16905 E-FILE 16905RP.dwg DWG NO. 26,340W